

**LAND BOARD AGENDA ITEM****January 19th, 2010****PRELIMINARY APPROVAL FOR SALE OF LAND BANKING****PARCEL # 562****MEAGHER COUNTY**

**Seller:** State of Montana, Department of Natural Resources and Conservation

**Nominators:** Parcel 562 – Lessee, Stone Temple Ranch

**Location:** Parcel 562 - is located 1.5 miles east of White Sulphur Springs.

**Property Characteristics:** Parcel 562 - The parcel is predominately grazing, with 70 acres of irrigated hay. The State does not own the water rights for irrigation. Stone Temple has agreed to pay a minimum of \$1500/acre for the parcel or appraised value whichever is greater. Assuming a land value of \$1500 per acre, the Rate of Return is 0.86%.

**Access:** Parcel 562 - There is no legal access to this parcel. The road that accesses the parcel is a private subdivision road. The parcel has been closed to all recreational uses, the City of White Sulphur Springs requested the closure due to the water treatment facilities being located on the property.

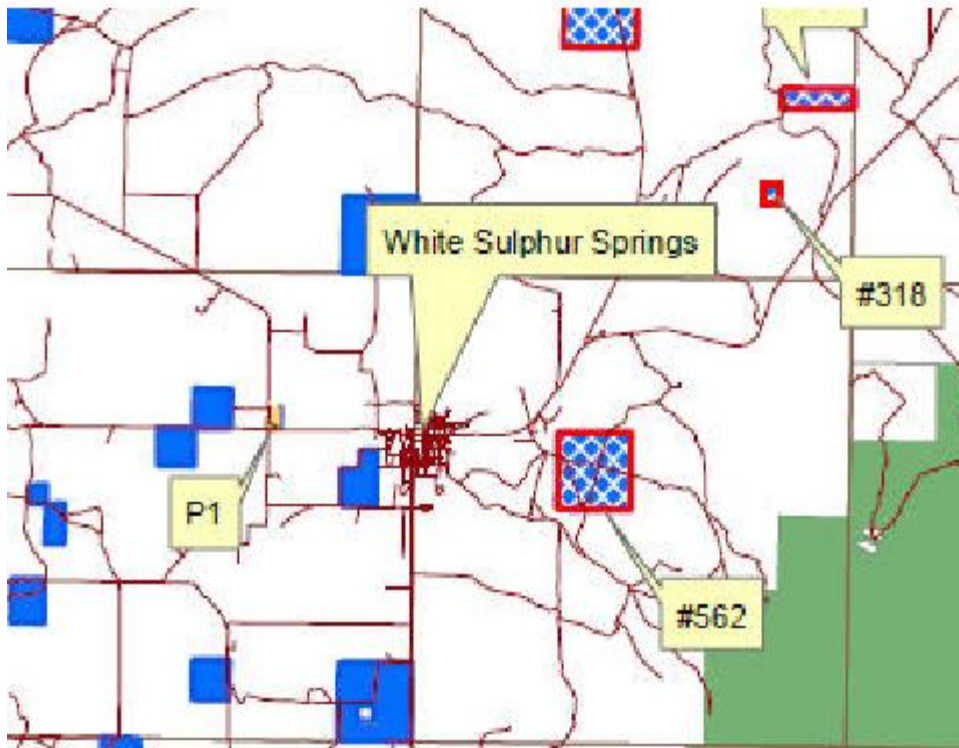
<b>County</b>	<b>Sale #</b>	<b># of Acres</b>	<b>Legal</b>	<b>Trust</b>
Meagher	562	640	ALL Section 16, T9N-R7E	Common Schools

**Total Acres                      640**

**MEPA Issues:** Stone Temple intends to place the land under a conservation easement it currently has with the Land Reliance on the rest of their land, which limits agricultural practices to areas historically used for that purpose and limits range renovation to no till practices and native grasses.

**Recommendation:** The Director recommends that the Board give preliminary approval to sell Parcel # 562.

## Sale #562 Location Map



## Sale #562

